



Meeting Summary

Membership Meeting

Thursday April 27, 2006

Drake Conference Center

151 West Galbraith Road

Conference Room E

6:00 PM–8:00 PM

PARTICIPANTS:

Jenny Kilgore, Glendale
Andrew Diehm, Deer Park
Mel Martin, Madeira, HCRPC
Ernie McCowen Jr., Lincoln Heights
Bob Richardson, KZF
Charles Kamine, Amberley Village (Chair)
Paul Brehm, Forest Park
Dave Moore, Greenhills
David Savage, Wyoming (Executive Committee)
Peggy Brickweg, Saint Bernard
Jeff Tulloch, Springdale
Tom Moeller, Madeira (Vice Chair)
Chris Gilbert, Springfield Township
Shirley Hackett, Silverton
Alan Zaffiro, Golf Manor

Andy Dobson, HCRPC
Annalee Duganier, HCRPC
Ron Miller, HCRPC
Larry Harris, Cincinnati

AGENDA ITEMS: Purpose

- To present an update of research into land bank programs designed to return vacant/abandoned properties to productive use
- To discuss practical operations of two land bank programs in Hamilton County
- To vote on an endorsement of the County Commissioner's opposition to closing the Galbraith Road/I-75 interchange

Administrative Items

1. Welcome and Introductions
2. Approval of January 26, 2006 Meeting Minutes
3. Treasurer report
 - a. Current Balances
 - b. Expenditure Policy Discussion
 - c. Resolution Regarding Annual Dues

Project Items

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4. Endorsement of Board of County Commissioners Resolution Opposing Closure of I-75 Interchange at Galbraith Road
 5. Summary Presentation of Regional Planning Commission Land Bank Research
 6. Presentation and Discussion of City of Cincinnati and Village of Lincoln Heights Land Bank Programs

Call to Action

Steps member communities can take until our next meeting

DISCUSSION:
(conclusions and
decisions)

Agenda Item 2

MOTION: Savage

SECOND: Moeller

Approved unanimously

Agenda Item 3

Mike Hinnenkamp was not at the meeting to give a Treasurer report. Andy Dobson gave a brief summary of the current bank balance and number of communities that have paid their 2006 dues.

- Current Balance: \$8625.00
- Current Paid Members for 2006 = 16
- Members not Paid for 2006 that Paid in 2005 = Deer Park and Lockland
- Cities that 2005 and 2006 dues = St. Bernard

Chuck Kamine explained that the Executive Committee would like to establish a policy to guide what FSC-SW spends money on. His idea is that expenditures up to a certain amount (for example, \$500) can be approved by the Executive Committee. Expenditures over that set amount would require approval by the Membership Board. The Executive Committee will discuss this and have a policy to vote on at the next Membership Board Meeting.

There followed a discussion and agreement to set the annual membership dues at \$250.00 for each member community. It was not clear from the Bylaws if the \$250.00 joining fee was a one-time or ongoing cost for being a member. Invoices for dues will be sent to each member community at the end of the calendar year (in December).

Agenda Item 4

At a regular meeting on March 20, the Board of County Commissioners considered and adopted a resolution opposing the closure of the I-75/Galbraith Road interchange as is proposed by ODOT as part of the "Through the Valley" study. The resolution was adopted primarily because eliminating the interchange "...would create severe hardship and inconvenience, both economically and residentially" for communities adjacent to and near the interchange.

Dave Savage led a discussion of this issue and Wyoming's role in opposing the proposed closure. Other communities mentioned in the adopted resolution are Springfield Township, Hartwell (Cincinnati), Arlington Heights, Reading, and Lockland.

Dave asked FSC-SW to endorse the County Commissioner's resolution, and to send correspondence to ODOT to that effect.

MOTION: Savage

SECOND: Diehm

Approved unanimously

Annalee Duganier presented an update of the Safe Routes to Schools Program and several OKI projects. Andrew Diehm had some questions regarding what various OKI transportation funds can be used for.

Chuck Kamine mentioned two articles in the April edition of the Planning Partnership newsletter *Update*. One discusses Cincinnati's updated Vacant Building License Maintenance ordinance that requires property owners to purchase a permit if they are not going to rent or occupy their building. The fee for the license increases each year the property is vacant, providing incentive for the owner to put it to productive use. The other article summarizes Dan Kildee's presentation at the Planning Partnership annual meeting and describes how land banks could benefit our communities.

Agenda Item 5 and 6

Andy Dobson gave a presentation summarizing research into Hamilton County property foreclosures and land banks. A copy of the research summary is attached. This led into a discussion with Larry Harris from Cincinnati and Ernie McCowen from Lincoln Heights. Both of these communities have land reutilization programs ("land banks") operating as permitted under ORC 5722.

Larry Harris described how the Cincinnati land bank works. The city determines which properties that are coming up to a Sheriff sale it is interested in and informs the Sheriff and Prosecutor. The city has to wait until the auction process is complete and the properties not sold before it can acquire them. The city acquires many vacant properties or buildings that are quickly razed to create open land. These properties are used for various redevelopment purposes and sometimes can serve as "market starters" in neighborhoods. Developers or builders interested in the sites are usually ones that are already operating in a certain neighborhood. Lots that are grouped together attract more interest than scattered sites. Larry said the city uses an extensive RFP process for potential purchasers to ensure that property sold from the land bank is put to productive use.

Under ORC 5722, the Auditor is supposed to release any tax liens that remain after the property is transferred from the land bank to another owner. The Auditor is disagreeing with this requirement and is holding up the transfer of some properties. The city and Auditor are attempting to work out their differences on this issue.

Ernie McCowen discussed the Lincoln Heights land bank program. It grew out of an opportunity for the village's community improvement corporation to purchase several properties along Steffen Street. The land bank was created specifically to enable foreclosed property transfers to the CIC for redevelopment. Most of the parcels they acquire are 40 X 120 lots, which is just large enough to build a single

house on. They have encountered several instances of property “squatters” who occupy the site or home without legal right to do so.

During the discussion, Dave Savage pointed out that every FSC-SW member community has some level of problem with vacant/abandoned properties. He sees the need to push ahead on two fronts: dealing with the problem with tools available today like ORC 5722, and lobbying for stronger foreclosure legislation from Columbus. Dave stated that he was very encouraged by what Cincinnati and Lincoln Heights have accomplished through their programs.

Dave Moore mentioned that mortgage companies that purchase mortgage-foreclosed properties are also a problem when they turn around and immediately sell sites to HUD for redevelopment. Vacant/abandoned properties are left to deteriorate while HUD figures out what to do with them.

Call to Action

Chuck Kamine put forth three ideas for the Executive Committee to discuss and research:

1. How can we push for stronger foreclosure legislation from the General Assembly?
2. How can we raise money for a development fund that could assist communities with purchase of vacant/abandoned properties?
3. How can FSC-SW facilitate land banks forming in our member communities and assist with their operation?

NEXT MEETINGS: Executive Committee
May 8, 2006
Amberley Village Administration Building
8:30 AM–10:00 AM

Membership Meeting
July 27, 2006
Drake Conference Center
6:00 PM–8:00 PM
